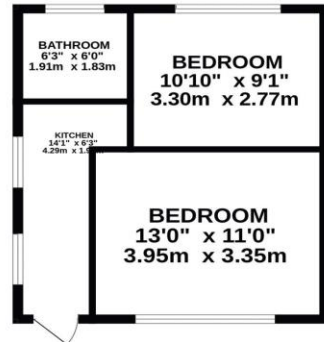
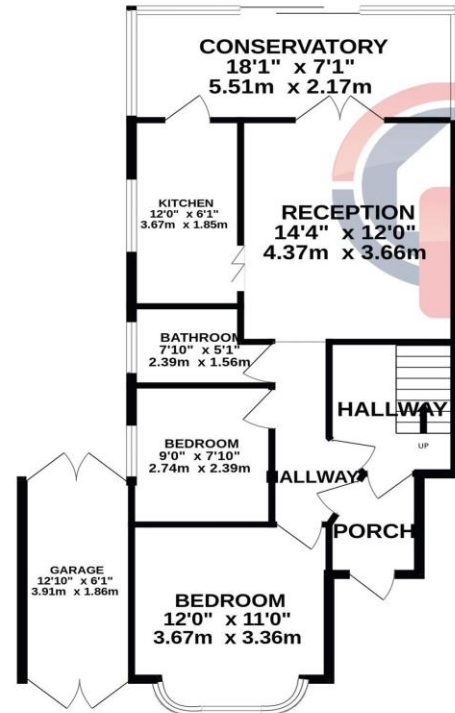
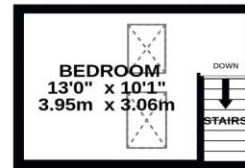


# the floorplan...

GROUND FLOOR  
1158 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
130 sq.ft. (12.1 sq.m.) approx.



**BRIAN COX**  
ESTATE AGENTS

TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

call: **Brian Cox Northolt: 0208 842 4008**  
email: [jeff.osullivan@brian-cox.co.uk](mailto:jeff.osullivan@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox and Company are delighted to offer for sale this three bedroom semi detached bungalow which has numerous benefits and subject to planning permission could be extended. The property itself offers good sizes all round, a fitted kitchen, fitted bathroom suite, conservatory and also has a rear outbuilding used as a two bedroom self contained annexe. Situated on this popular road the property is convenient for local Schools as well as bus routes and Greenford Broadway with its ample Shopping facilities.



£649,950  
Freehold

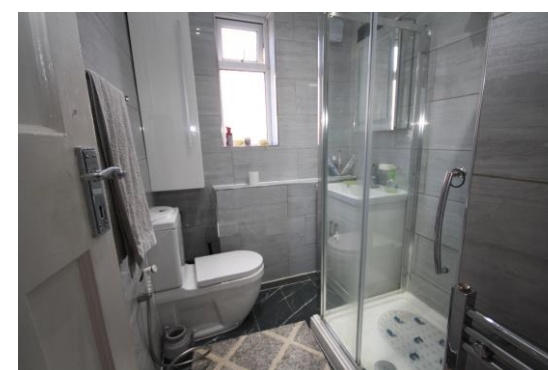
Allenby Road, Southall UB1 2HL





## in brief...

- Two bedroom Annexe
- Swimming pool
- Loft room
- Potential to extend to side, rear and loft
- Off Street Parking
- Immaculate Condition



## the location...

### nearest stations ...

- South Greenford (1.3 miles)
- Greenford (1.4 miles)
- Castle Bar Park (1.5 miles)

Located on the ever popular Allenby Road and within a short walk to the Ruislip Road, Lady Margaret Road and Greenford Broadway is this excellent ready to move into extended three bedroom house.

Within a short distance you have several good transport links which include the A40 which offers easy access into London and the Home Counties, several bus routes and Southall National Rail. If you have children then you will be delighted to know that within just a five minute walk you have Greenford High, Raveror Primary, Dormers Primary & High School and several others.